



Kincora Waterford, LLC

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October 4, 2023

VIA E-MAIL & REGULAR MAIL

E-Mail: mwujtewicz@waterfordct.org

Mark Wujtewicz, Planner
Waterford Planning Department
15 Rope Ferry Road
Waterford, CT 06385

**RE: Requested Plan Changes – Chipotle
122 Boston Post Road – Waterford, CT
File #: 340-27.1**

Dear Mr. Wujtewicz:

My understanding is that the Town of Waterford's Design Review Board (DRB) is scheduled to meet on Tuesday, October 10th to consider a couple of changes we requested on the recently approved Chipotle development at 122 Boston Post Road. These changes were driven by the need to reduce the overall cost of this project which has come in significantly over-budget. To aid the DRB in their deliberation, I have provided the following narrative to detail the two requested changes:

1. **Decorative Aluminum Rods on Chipotle Building Exterior:** The original elevations included a collection of red aluminum rods along the pick-up window side of the building (see Exhibit 1). Unfortunately, the cost for this new form of Chipotle decorative treatment is over \$20,000. Instead, we would like to substitute two (2) additional faux windows on the exterior and continue the brick treatment at the base of the building (see Exhibit 2).
2. **Revised Dumpster Enclosure Materials:** The original plans call for a CMU block wall dumpster enclosure with a heavy-duty gate (See Exhibit 3). Again, the cost for this enclosure came in excessively high and we consulted with our tenant, Chipotle, on an alternative. They proposed a Trex Composite Fence enclosure (See Exhibit 4) that is less expensive but equally sturdy. We would retain the existing heavy-duty gate enclosure shown on the original plans but simply replace the CMU with the composite Trex material.

Mark, thanks again for preparing this application for the DRB and I look forward to speaking with the DRB next Tuesday. Should you have any questions, however, please feel free to contact me directly.

Sincerely,

KINCORA WATERFORD, LLC

William H. McCabe, III
Managing Member

Cc: Mark Mancuso, Kincora Waterford, LLC (via e-mail: markmancuso@kincoradevelopment.com)